



PBS Customer Forum Series – Q & A



Topic: Capital Investment and the American Jobs Plan

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Session Links:

- Annual Budget Requests - Fiscal Year 2022 Congressional Justification - <https://www.gsa.gov/reference/reports/budget-performance/annual-budget-requests>
- American Jobs Plan Fact Sheet - <https://www.whitehouse.gov/briefing-room/statements-releases/2021/03/31/fact-sheet-the-american-jobs-plan/>

Are there limitations on spending? Years to obligate on spending?

Answer - Typically the capital investment program is what most of us referred to as "No year money." GSA is rather unique. The appropriation language we receive means that GSA is required to expend at least one dollar of our repairs and alterations program within a number of years. Expending that \$1 will turn the money into no year money. I am not a specialist but in general the capital investment program is seen as "No year money." However, we have certain internal measures with goals to obligate funds in a timely manner, especially in GSA's minor repairs and alterations program.

Did you say you utilize Decision Lens software to help evaluate investments?

Answer - Yes. Decision Lens is not a proprietary tool. It is commercially available and that is the name of the software. GSA has been using it since 2012 or 13. It has been used by a number of federal agencies. It can help you evaluate



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competing investment needs by evaluating them across multiple criteria and weight factors that you establish. I have heard that some teams in the NFL have used it for making draft picks based on the criteria.

If an agency can commit to occupying the space for a long term, would GSA consider spending \$\$ on a building they previously considered disposing of?

Answer - I think the short answer to that is, yes. If there is a long-term commitment and that is the financially responsible decision, that is something we would consider if that is the most cost-effective way to handle a housing situation.

Who dictates the criteria?

Answer - The Office of Portfolio Management and Customer Engagement propose the criteria. PTCE monitors the Administration priorities and looks at what is important to customers. After proposing criteria, senior leadership and the Commissioner will concur on the criteria used to evaluate projects.

What about funding for energy and water conservation initiatives?

Answer - Energy and water conservation initiatives are parts of the overall portfolio strategy and components of larger projects include these goals. In previous years, GSA has included an energy and water conservation special emphasis program and GSA is evaluating whether a new special emphasis with similar goals is appropriate in the coming years.

How do you determine when GSA pays for major alterations/repairs vs. when an agency pays for them?



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Answer - The short answer is it is GSA's responsibility to maintain assets at an acceptable level. The work that is needed in the building is something that GSA is responsible for. The rent should be used to cover those expenses. There are instances where you will see that GSA did not receive sufficient appropriations to handle all the work necessary. A customer may decide that they have the appropriations and the means to cover that work. On a limited basis GSA will decide to accept money from agencies to accomplish work that we couldn't otherwise have done. Depending on the type of work just covered by a customer agency, there is compensation provided.

Is there a special emphasis area that helps fund the extra costs for work on historic buildings?

Answer - We do not have a special emphasis program for historic buildings. We do generate income through historic building out-leases. I believe we collect rent from those out-leases and those funds are able to be reinvested in historic buildings.

How does an agency outside “Courts and Ports” enter the prioritization process for new replacing prospectus building?

Answer - The Office of Portfolio Management and Customer Engagement uses information obtained from all customers including the Judiciary and DHS to assist in the prioritization of projects. If there are multiple projects that benefit a single agency, GSA will work with that agency to understand its priorities.

Does GSA measure and track the portfolio’s Capital Renewal Index results for the existing owned assets relative to industry standards?/



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Answer - We do look at our ability to reinvest in our assets and compare those reinvestments to commercial standards. Unfortunately, compared to commercial standards, we have not been able to invest in our inventory at the same level as industry standards suggests is appropriate. We were largely tracking with the industry standards until about a decade ago when GSA began to experience significantly reduced levels of funding.

What staffing changes are projected to go along with the increased resource level?

Answer - GSA is currently staffed to deliver a \$2 billion annual capital investment program. If an infrastructure package comes to fruition, GSA does have some estimates on additional staffing needs to efficiently and effectively deliver a much larger program.